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MEETING  
OF THE  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING  
STANDARDS

2019 NOV -4 AM 8:45

OFFICE OF THE  
CITY CLERK

TUESDAY, NOVEMBER 19, 2019, AT 10:00 A.M.  
CITY COUNCIL CHAMBERS, CITY HALL

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to four minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

Items on this Agenda  
Appear in Reverse Numerical Order,  
According to Ward

**NO. A-8489 (28th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5794**

**Common Address:** 2315-2345 W Grenshaw Street

**Applicant:** Alderman Jason Ervin

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5  
Residential Two Flat, Townhouse and Multi-Unit District

**NO. A-8490 (28th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5790**

**Common Address:** 1017 S Claremont Ave and 1004-1044 S Oakley Blvd

**Applicant:** Alderman Jason Ervin

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5  
Residential Two Flat, Townhouse and Multi-Unit District

**NO. A-8491 (28th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5790**

**Common Address:** 800-928 S Claremont Ave, 801-929 S Claremont Ave and  
806-930 S Oakley Blvd

**Applicant:** Alderman Jason Ervin

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2  
Community Shopping District to RT3.5 Residential Two Flat, Townhouse and  
Multi-Unit District

**NO. A-8501 (9th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-7063**

**Common Address:** 9401-9445 S State St; 2-24 E 95<sup>th</sup> Street

**Applicant:** Alderman Anthony Beale

**Change Request:** C1-1 Neighborhood Commercial District, B3-1 Community Shopping  
District and RS3 Residential Single Unit (Detached House) District to RS1  
Residential Single-Unit (Detached House) District

**NO. 20222-T1 (50th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7963**

**Common Address:** 6301-33 N Western Ave

**Applicant:** 6301 N Western Ave, LLC

**Owner:** 6301 N Western Ave, LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS2 Residential Single-Unit (Detached House) District to B1-3  
Neighborhood Shopping District

**Purpose:** The Applicant is seeking a zoning change to permit the establishment of a  
two-and-a-half-level, non-accessory parking garage with one hundred  
and thirty-one (131) parking spaces and with 9,470 square feet of retail  
space at grade, within the existing three-story commercial building.

**NO. 20201-T1(47th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7947**

**Common Address:** 4304-08 N Western Ave

**Applicant:** Gerald Coyle

**Owner:** Angies Group LLC – 4304 N Western Series

**Attorney:** Fred Agustin

**Change Request:** B3-1.5 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The property will be redeveloped with a new, 3-story residential building containing 9 dwelling units. The height of the proposed building will be around 43'. There will also be on-site parking for 9 cars located at the rear of the property. Further, there will be a rooftop deck on the building, as well as on top of the garage located at the rear of the property.

**NO. 20205 (47th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7940**

**Common Address:** 3357-61 N Lincoln Ave

**Applicant:** STRS L3 AcQ3, LLC

**Owner:** STRS L3 AcQ3, LLC

**Attorney:** Edward Kus

**Change Request:** B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** The use of the property on the ground floor will be a retail specialty beer store and tavern. The second floor is occupied by a salon. The existing building is 2-stories and contains under 11,000 SF. There is no parking on site.

**NO. 20213 (47th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7939**

**Common Address:** 3528 N Ashland Ave

**Applicant:** Areta Placek as tenant and Corine A. O'Hara as an owner of CorEtt

**Owner:** CorEtt 3528 Ashland

**Attorney:** Corine O'Hara

**Change Request:** B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** Existing two story building with three parking spaces in the rear. There is one residential dwelling unit on the second floor and one commercial space on the first floor. The residential unit on the second floor will not be altered at all. The commercial space is approximately 1,800 sf. There are 5 offices each of approximately 110 sf on the south side of the commercial space, and a utility room which has the furnace and utility sink. There is a common area on the east side of the commercial space which is approximately 20'X25' in dimension. On the north side of the commercial space, there are two restrooms, a conference room, an office, and a kitchenette with a refrigerator and a table. This physical structure will stay the same. No construction. Square footage to remain the same. Tenant seeks to use one of the office spaces for a personal services body art micro pigmentation business

**NO. 20228 (47th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7969**

**Common Address:** 3246-3360 N Campbell Ave; 2500-2546 W Melrose St;  
3237-3429 N Rockwell St

**Applicant:** DePaul College Prep Foundation

**Owner:** DePaul College Prep Foundation

**Attorney:** DLA Piper

**Change Request:** RS2 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District as well as C1-1 Neighborhood Commercial and Institutional Planned Development 1184, to Institutional Planned Development 1184 as amended

**Purpose:** The Applicant seeks an amendment to the PD to allow the consolidation of Sub Areas A and B and to add new property to the PD in order to facilitate the phased development of new campus facilities, including an athletic turf field, gymnasium, and performing arts annex all to serve the, school use. The proposed development will contain 0 dwelling units, a minimum of 407 vehicular parking spaces and a maximum building height of 42'

**NO. 20207 (44th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7953**

**Common Address:** 3526 N Halsted St

**Applicant:** Michael Raffety

**Owner:** See application for list of owners

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** C1-3 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

**Purpose:** Four story mixed use building with a commercial unit on the ground floor (approx. 900 sq.ft. of commercial space) and 3 dwelling units on the upper floors; 3 parking spaces; 4 story, height: 45'4"

**NO. 20214-T1 (44th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7951**

**Common Address:** 3346 N Lakewood Ave

**Applicant:** Allon Skidelsky

**Owner:** Allon Skidelsky

**Attorney:** Thomas Moore

**Change Request:** RT3.5 Residential Two Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The applicant seeks to rezone the property in order to construct a proposed 3-story single-family residence with basement, 37'11 in height, and new detached 2-car garage at the rear of the property abutting the public alley. There are no planned commercial spaces.

**NO. 20206 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7952**

**Common Address:** 2347 N Cleveland

**Applicant:** Dasco Cleveland LLC

**Owner:** Dasco Cleveland LLC

**Attorney:** John George

**Change Request:** RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Upon rezoning, the proposed use of the property is a 3 story single family home of approx. 6,240 sq.ft. with an attached 3 car garage. The proposed height of the building will be approx. 39' 11"

**NO. 20226 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7967**

**Common Address:** 233 E Ontario Street

**Applicant:** 233 E Ontario Hotel Propco LLC

**Owner:** 233 E Ontario Hotel Propco LLC

**Attorney:** Meg George

**Change Request:** DX-12 Downtown Mixed Use District to a Commercial Planned Development

**Purpose:** Applicant seeks to increase the FAR and must take an FAR bonus to do so. Accordingly, a planned development is required

**NO. 20204 (41<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7950**

**Common Address:** 6547-49 N Northwest Hwy

**Applicant:** I/By, LLC

**Owner:** I/By, LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

**Purpose:** The Applicant is seeking to permit the establishment of a personal service use within one of the two retail/commercial units (together containing a total of approximately 1300 sq. ft. of retail space) in the existing non-conforming two-story, mixed-use building with one dwelling unit above grade. The FAR, height, and footprint of the existing building will remain without change. Onsite garage parking for two vehicles will continue to be provided at the rear of the subject site.

**NO. 20198-T1 (40th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7944**

**Common Address:** 4745 N Artesian Ave

**Applicant:** Eric Hoener

**Owner:** Eric Hoener

**Attorney:** Christopher Norback

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RM4.5 Residential Multi Unit District

**Purpose:** The building would remain three dwelling units and continue to have four parking spaces. The height of the building will be 33 feet 10 inches.

**NO. 20218-T1 (40th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7959**

**Common Address:** 5600 N Ashland Ave

**Applicant:** Miss Linnette LLC

**Owner:** Miss Linnette LLC

**Attorney:** Dean Maragos

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to B1-2 Neighborhood Shopping District

**Purpose:** To seek a parking exemption to serve an existing daycare center by way of a transit served location. Will maintain one apartment and one residential parking space

**NO. 20220-T1 (40th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7961**

**Common Address:** 6203-09 N Ravenswood Ave; 1774 W Granville Ave

**Applicant:** Almirante, LLC

**Owner:** Almirante, LLC

**Attorney:** Thomas Moore

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RM6 Residential Multi Unit District

**Purpose:** The applicant wishes to add 4 dwelling units to the unused basement-level of the existing 3-story, 12 dwelling unit building, 27'10 1/2" in height, for a total of 16 dwelling units. The reason for rezoning is to meet the Minimum Lot Area requirement for 16 units and to qualify to seek relief for on-site parking requirement. A new concrete access stair will be added at grade on the exterior of the north side of the building. The remainder of the building will remain with no other changes

**NO. 20223 (40th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7961**

**Common Address:** 6131 N Hamilton Ave

**Applicant:** Sohrab Samsami

**Owner:** Sohrab Samsami

**Attorney:** Gordon & Pikarski

**Change Request:** RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The property will be used as three residential dwelling units. No commercial is proposed. The building will maintain the existing height and two onsite parking.

**NO. 20208 (38th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7954**

**Common Address:** 5920-22 W Irving Park Road

**Applicant:** 5920-22 W Irving Park Road LLC

**Owner:** Jalal LLC

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

**Purpose:** To demolish the existing building and build a new 3 story, mixed-use building with a commercial unit on the ground floor (approximately 1,245 square feet) and 8 dwelling units located both on the ground floor and upper floors; 8 parking spaces; proposed height: 36 feet 10 inches.

**NO. 20217 (38th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7943**

**Common Address:** 5812 W Montrose Ave

**Applicant:** Sandros Barber Shop, Inc.

**Owner:** Anna & Sandro Marnikovic

**Attorney:** John Sugrue

**Change Request:** RS3 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

**Purpose:** To enable the personal service use (Barber Shop) approx. 1,450 sq.ft. with existing 2<sup>nd</sup> floor residential use with one dwelling unit; a 2 car garage; existing two story brick building with no exterior changes

**NO. 20219-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7960**

**Common Address:** 1405-1413 W Diversey Parkway

**Applicant:** 1409 W Diversey Corp

**Owner:** 1409 W Diversey Corp

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to permit the designation and licensing of up to six (6) vacation rental and/or shared housing (i.e. AirBnB) units, within the existing non-conforming mixed-use (commercial-residential) building, at the subject site. The existing building presently consists of commercial-office space and ten (10) dwelling units, along with tenant amenity space - at grade level. The 2<sup>nd</sup> and 3<sup>rd</sup> Floors of the existing building currently contain a total of twenty-two (22) dwelling units - respectively, for a total of fifty-four (54) dwelling units at the site. There is, and always has been, NO off-street parking at the subject site. The proposal does NOT call for, nor does it require, any physical alteration to and/or expansion of the existing building. As well, the Applicant will NOT be adding any dwelling units to the existing building. Toward these ends, the existing building is, and will remain, masonry in construction and measures 33 feet-7 inches in height.

**NO. 20199-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7945**

**Common Address:** 2900-2904 N Laramie Ave

**Applicant:** Chicago Title Land Trust #1111928

**Owner:** Chicago Title Land Trust #1111928

**Attorney:** Schain Banks Law

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The purpose of the rezoning is to renovate the interior of the existing building to convert the existing 3 storefront commercial into 3 live/work units on the first floor. The building contains a total of 13 residential dwelling units, with proposed 3 live/work units and a 1 car detached garage. The height of the building and the exterior of the building will remain unchanged.

**NO. 20200 (31<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7946**

**Common Address:** 5200 W Roscoe

**Applicant:** Gino Battaglia

**Owner:** Gino Battaglia

**Attorney:** Dean Maragos

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RM4.5 Residential Multi Unit District

**Purpose:** The purpose of the rezoning is to have three first floor residential dwelling units and one dwelling unit on the 2<sup>nd</sup> floor with 4 off street parking spaces. There is no commercial space. The building is a 2 story brick building 26 feet in height. A two story brick frame coach house will be removed

**NO. 20221-T1 (29<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7962**

**Common Address:** 6632-58 W North Ave

**Applicant:** Five Thirty One Partners LLC

**Owner:** North Columbian LLC

**Attorney:** Thomas Moore

**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The applicant seeks to rezone the property in order to construct a proposed 4-story, 59 residential dwelling unit building with roof deck, 90 interior parking stalls and 46 interior bike stalls.

**NO. 20202-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7948**

**Common Address:** 2423-25 W Warren Boulevard

**Applicant:** Gibbons Construction LLC

**Owner:** Gibbons Construction LLC

**Attorney:** Thomas Moore

**Change Request:** M1-1 Limited Manufacturing/ Business Park District and RM-5 Residential Multi Unit District to RM5 Residential Multi-Unit District

**Purpose:** The applicant wishes to construct a 4 ½ -story, 8 dwelling unit building, 47.0' in height, with 8 parking stalls (4 interior spaces, 4 uncovered exterior spaces) accessed from the public alley at the rear of the property. There are no planned commercial spaces at the subject property.

**NO. 20203-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7948**

**Common Address:** 1801-09 W Grand Ave

**Applicant:** Planrise, LLC

**Owner:** Salina E Vest

**Attorney:** Daniel Lauer

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant intends to construct a 4-Story, twenty (20) dwelling unit building with a large commercial space on the first level. The commercial space is approximately 1,516 square feet. There will be a total of twenty (20) parking spaces located on the first level (rear). The footprint of the Building shall be approximately 87 feet by 94 feet in size, the Building height shall be 50 feet high, as defined by City Code.

**NO. 20225 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7966**

**Common Address:** 200-18 N Aberdeen; 1100-08 W Lake St; 213-33 N May St;  
1111-25 W Fulton St

**Applicant:** LG Development LLC

**Owner:** Arthur Harris & Co.; McCafferty Interests

**Attorney:** Michael Ezgur

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

**Purpose:** The Applicant seeks to rezone the Property to DX-5 and purchase a F.A.R. bonus of 3.1 for a total F.A.R. of 8.1 in a Planned Development. The portion of the Property that includes the buildings located at 1115 West Fulton will remain, and the portion of the Property south thereof, upon which the Applicant proposes to construct a new mixed-use development, consists of three main components: 1) a 197 key hotel building; 2) an office building, and 3) the renovation of an existing 1-story building into commercial space, connecting the three buildings at the base, for a total of approximately 22,000 square feet of ground floor commercial space. The new mixed-use development will contain 53 automobile parking spaces, 50 bicycle parking spaces and three loading berths. The maximum building height will be 308 feet.

**NO. 20227 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7968**

**Common Address:** 1357 N Elston Ave

**Applicant:** 1357 Property Owner LLC

**Owner:** 1357 Property Owner LLC

**Attorney:** DLA Piper

**Change Request:** M3-3 Heavy Industry District to C3-3 Commercial, Manufacturing and Employment District to a Waterway Planned Development

**Purpose:** To allow for a commercial development containing office, eating and drinking establishments, venue space and other commercial uses, 17 parking spaces and accessory and incidental uses

**NO. 20229 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7970**

**Common Address:** 1132-57 W Lake St/ 146-208 N May St (even only) 1132-40 W Randolph St (even only) 169-209 N Racine Ave (odd only)

**Applicant:** LG Development Group

**Owner:** Lake Street Corporation; Randnob Holdings; Litani Holdings LLC

**Attorney:** Michael Ezgur

**Change Request:** C1-1 Neighborhood Commercial District, C1-2 Neighborhood Commercial District, and C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

**Purpose:** The Applicant proposes to construct a new, mixed-use development consisting of two main components: 1) an office building on the north side of Lake Street between May Street and Aberdeen Street with approximately 12,000 square feet of ground floor commercial space, 83 automobile parking spaces, 50 bicycle parking spaces, 3 loading berths, and a maximum building height of 161 feet; and 2) a residential development on the south side of Lake Street between Racine Avenue and May Street, with a portion extending south to Randolph Street, and consisting of two structures rising from a common base, with the eastern portion containing 295 residential units and the western portion containing 189 residential units. The common base will contain approximately 35,000 square feet of commercial space, 269 automobile parking spaces, 300 bicycle parking spaces, four loading berths, and a maximum building height of 262 feet.

**NO. 20231 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7972**

**Common Address:** 723-741 W Randolph; 101-133 N Halsted St; 724-740 W Washington

**Applicant:** Randolph Halsted LLC

**Owner:** Please see application for list of owners

**Attorney:** DLA Piper

**Change Request:** DX-5 Downtown Mixed Use District to DX-7 Downtown Mixed-Use District as well as DX-7 Downtown Mixed-Use District and Residential Business Planned Development No. 1230 to Residential Business Planned Development No. 1230, as amended

**Purpose:** To permit the construction of a 58-story building with 370 residential units, 240 hotel rooms and 50 parking spaces and an 18-story building with ground floor commercial/retail and office above, together with accessory and incidental uses.

**NO. 20209 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7955**

**Common Address:** 3500 W Hirsch Street

**Applicant:** Azure Rentals LLC

**Owner:** Azure Rentals LLC

**Attorney:** Thomas Moore

**Change Request:** RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

**Purpose:** The applicant wishes to rezone the property in order to convert the vacant ground floor space to a proposed dwelling unit in the existing 3-story, 2 dwelling unit building (3500 West Hirsch Street), 34' in height for a new total of 3 dwelling units. The existing 2-story single-family residence (3502 West Hirsch Street), 26' in height, and existing 3-story, 3 dwelling unit building (1410 North St. Louis Avenue), 34' in height, will remain with no changes for a new total of 7 dwelling units on the property. There is no planned commercial space at the property and no on-site parking.

**NO. 20216 (25<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7942**

**Common Address:** 1848-58 S Racine Ave; 1200-1210 W 19<sup>th</sup> St

**Applicant:** TRP Racine 1850, LLC

**Owner:** TRP Racine 1850, LLC

**Attorney:** Steven Friedland

**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The applicant proposes to develop a new 5 story building with 37 dwelling units and 31 parking spaces. There will be no commercial space in the building. The building height will not exceed 58 feet.

**NO. 20230 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7971**

**Common Address:** 4930-5004 W 44<sup>th</sup> St

**Applicant:** Academy for Global Citizenship

**Owner:** Academy for Global Citizenship

**Attorney:** Amy Degnan

**Change Request:** RS3 Residential Single Unit (Detached House) District to C1-1 Neighborhood Commercial District and then to an Institutional Planned Development

**Purpose:** A school building and supporting campus that will include seasonal and learning gardens, orchards, greenhouse and 'farm' areas, composting, barn and livestock areas, bee keeping and produce sales (350 sf). 8dwelling units. 23parkin g space.32'll'school building.

**NO. 20211 (20<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7957**

**Common Address:** 5255-57 S Aberdeen Street

**Applicant:** Javier Salazar

**Owner:** Javier Salazar

**Attorney:** Gordon & Pikarski

**Change Request:** RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Applicant proposes to convert the existing 3 residential dwelling units and ground floor commercial space into 4 residential dwelling units in the existing building. The height of the building and provided parking will remain unaltered. No commercial space will be provided.

**NO. 20232 (18<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7973**

**Common Address:** 4000 W 87<sup>th</sup> St

**Applicant:** KNZ Auto Repair, Inc.

**Owner:** Tom's Cabinets, Inc.

**Attorney:** Sana'a Hussien

**Change Request:** B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** To sell vehicles on the lot in order to obtain a city business license

**NO. 20224-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7965**

**Common Address:** 500 W 32<sup>nd</sup> St

**Applicant:** Catherine Ricobeni

**Owner:** Catherine Ricobeni

**Attorney:** Gordon & Pikarski

**Change Request:** RS3 Residential Single Unit (Detached House) District to B3-3 Community Shopping District

**Purpose:** Applicant seeks to reestablish the historical general restaurant use with accessory liquor of the ground floor and maintain the existing six residential dwelling units of the existing three story building

**NO. 20215 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7941**

**Common Address:** 4507-09 S Indiana

**Applicant:** Kandy Cobbs

**Owner:** First Secure Bank ad Trust Co. d//k/a Family Bank and Trust

**Attorney:** Barry Ash

**Change Request:** RM5 Residential Multi-Unit District to B1-1 Neighborhood Shopping District

**Purpose:** Proposed use would be to rent retail spaces; 4 units; no parking; (2) story building. Two commercial spaces sq.ft. 4,500 total. No exterior changes to existing building

**NO. 20212 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7958**

**Common Address:** 1661-67 N Milwaukee Ave

**Applicant:** MRR 1665 N Milwaukee, LLC

**Owner:** MRR 1665 N Milwaukee, LLC

**Attorney:** Michael Ezgur

**Change Request:** M1-2 Limited Manufacturing/ Business Park District and B3-5 Community Shopping District to B3-3 Community Shopping District

**Purpose:** The subject property consists of a one-story vacant commercial building and a vacant lot that measures 4,829 square feet. The Applicant proposes to rezone the property to redevelop the property into a one-story restaurant with an addition that has a seasonal retractable roof for a total of 9,402 square feet. There will be no residential use. The proposed height will be 23.00 feet. No automobile parking, bicycle parking, or loading currently exists, is required, or will be provided

**NO. 20210-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7956**

**Common Address:** 1820-30 W Grand Ave

**Applicant:** 1830 W Grand LLC

**Owner:** 1830 W Grand LLC

**Attorney:** Michael Ezgur

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B1-3 Neighborhood Shopping District

**Purpose:** The property is currently improved with a two-story commercial building containing 15,829 square feet of commercial space and seven parking spaces. No additions are proposed to the existing building. The Applicant proposes to rezone the property to allow a daycare use of 6,300 square feet on the ground floor of the existing building, which is otherwise limited under the current MI-2 zoning to 4,500 square feet. The seven parking spaces will remain on the property and no additional parking will be provided per the City of Chicago's Department of Planning and Development's parking determination letter. The Applicant will secure a designated curb-side drop-off zone for three vehicles for the daycare and will also provide four bicycle parking spaces. The existing height of the building 29'-8" will remain